





88-278A  
ZONING COMMISSIONER - WITNESS FORM  
NAME: Mr. Lagatare  
ADDRESS: \_\_\_\_\_  
COMPANY: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

REPRESENTING: \_\_\_\_\_  
SUPPORTING: PETITIONER ☒ PROTESTANT ☐  
TESTIMONY: RC 2

Sanheaping business - no more  
Grant Variance for the house  
Denied for accessory structure  
must be removed  
ZAC comments required

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland  
District: 5th  
Date of Posting: March 28, 1988  
Posted for: Appeal  
Petitioner: Christopher Lagatare  
Location of property: SE/S Trenton Rd., 370' N.E. of Trenton Church Rd.  
(16609 Trenton Rd.)  
Location of Sign: In front of subject property 16609 Trenton Rd.  
Remarks: \_\_\_\_\_  
Posted by: S. J. Wata Date of return: April 1, 1988  
Number of Signs: 1

NOTICE OF HEARING  
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed petition for a variance to the Zoning Ordinance, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:  
Case number: 88-278-A  
SE/S Trenton Road 370' NE Trenton Church Road  
16609 Trenton Road - 5th Election District  
DATE/TIME: Tuesday, January 26, 1988 at 11:00 a.m.  
Variance to permit side yard setbacks of 17' and 20' in lieu of the required 35' and to permit accessory structures to be located in front yard in lieu of the required rear yard.  
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.  
J. ROBERT HAINES  
Zoning Commissioner  
of Baltimore County

ITY NEWSPAPERS OF MARYLAND, INC.  
Westminster, Md., Jan. 7, 1988  
FY that the annexed... Reg. # 10653... P.O. # 95512  
(1) Successive weeks days previous  
of January, 1988... in the  
nty Times, a daily newspaper published  
in Westminster, Carroll County, Maryland.  
n News, a weekly newspaper published  
in Baltimore County, Maryland.  
Times, a weekly newspaper published  
in Baltimore County, Maryland.  
ITY NEWSPAPERS OF MARYLAND, INC.  
Pek James Knap

# CERTIFICATE OF PUBLICATION

TOWSON, MD., Jan. 7, 1988  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Jan. 7, 1988

THE JEFFERSONIAN,  
Publisher

Brian Andrew Street  
Publisher

NOTICE OF HEARING  
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J. ROBERT HAINES  
Zoning Commissioner  
of Baltimore County  
1012 Jan. 7.

# CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland  
District: 5th  
Date of Posting: Jan. 7, 88  
Posted for: Variance  
Petitioner: Christopher Lagatare  
Location of property: SE/S Trenton Rd., 370' N.E. of Trenton Church Rd.  
(16609 Trenton Rd.)  
Location of Sign: In front of subject property 16609 Trenton Rd.  
Remarks: \_\_\_\_\_  
Posted by: S. J. Wata Date of return: Jan. 11, 88  
Number of Signs: 1

March 10, 1988

Baltimore County Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204

To Whom It May Concern:

I would like to file an appeal to Mr. Haines' decision for case number 88-278-A.

Enclosed, please find my check for \$90.00.

Very truly yours,

Christopher Lagatare  
Christopher Lagatare

CL/mrp

Enclosure

No. 45988

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE: \_\_\_\_\_ ACCOUNT: \_\_\_\_\_  
AMOUNT: \$ \_\_\_\_\_  
RECEIVED FROM: \_\_\_\_\_  
FOR: \_\_\_\_\_  
VALIDATION OR SIGNATURE OF CASHIER: \_\_\_\_\_  
ZONING OFFICE  
15 1988

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3333

J. Robert Haines  
Zoning Commissioner

November 24, 1987

Mr. Christopher Lagatare  
201 Cherry Hill Road  
Reisterstown, Maryland 21136

Re:

Case number: 88-278-A  
SE/S Trenton Road 370' NE Trenton Church Road  
(16609 Trenton Road)  
5th Election District - 3rd Councilmanic District  
Christopher Lagatare - Petitioner

Dear Mr. Lagatare:

Please be advised that \$76.30 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and forward to the Zoning Office, County Office Building, Room 113, Towson, Maryland 21204.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 47488  
DATE: \_\_\_\_\_ ACCOUNT: \_\_\_\_\_  
AMOUNT: \$ \_\_\_\_\_  
RECEIVED FROM: \_\_\_\_\_  
FOR: \_\_\_\_\_  
VALIDATION OR SIGNATURE OF CASHIER: \_\_\_\_\_  
J. ROBERT HAINES  
Zoning Commissioner of Baltimore County

# NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the proposed petition for a variance to the Zoning Ordinance, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Case number: 88-278-A  
SE/S Trenton Road 370' NE Trenton Church Road  
(16609 Trenton Road)  
5th Election District - 3rd Councilmanic District  
Christopher Lagatare - Petitioner  
DATE/TIME: Tuesday, January 26, 1988 at 11:00 a.m.

Variance to permit side yard setbacks of 17' and 20' in lieu of the required 35' and to permit accessory structures to be located in front yard in lieu of the required rear yard.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 41647  
DATE: Jan 28, 1988 ACCOUNT: \_\_\_\_\_  
AMOUNT: \$ \_\_\_\_\_  
RECEIVED FROM: \_\_\_\_\_  
FOR: \_\_\_\_\_  
VALIDATION OR SIGNATURE OF CASHIER: \_\_\_\_\_  
J. ROBERT HAINES  
Zoning Commissioner of Baltimore County

# 88-278 16609 TRENTON RD. Chris Lagatare

In regard to the variance request for 16609 Trenton Rd. # 88-278A, I request that you disallow it because of the possible water damage I believe it will cause to my property.

Approximately 30 years ago when the existing structure, a barn, was used for a hay pen and the area behind the barn was fenced in for a lot, the logs would not be ground down. My grandfather who owned my property at the time had to create a drainage ditch to prevent the water runoff from damaging his property. At the present time the ditch is no longer in existence but I do desire water runoff from this property during storms and melting snow.

If this house is build as close as they are wanting to my property I feel this it may create even more of a water runoff problem than that in the dig's of my grandfather.

William S. Warner  
16609 TRENTON RD.  
William S. Warner

# BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: MEMO TO FILE Date: March 22, 1988  
FROM: K. C. Weidenhammer  
Case No. 88-278-A  
SUBJECT: Christopher Lagatare

For a telephone conversation with Marlene Novak, Office of the Zoning Commissioner, this appeal was accepted by the Zoning Office as a timely appeal although the appeal letter is stamped in by Zoning after the 30-day appeal period had ended. According to Ms. Novak, the appeal was received in the Zoning Office but was not stamp-dated as having been received until several days had elapsed. Since the envelope had been discarded by the individual who opens the office mail, and since there was no way of ascertaining the actual receipt date of the appeal, after much discussion, Mr. Haines reached the decision to permit the appeal and to accept it as having been filed in a timely manner.

88-278-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
3rd day of November, 1987.

J. Robert Haines  
J. ROBERT HAINES  
ZONING COMMISSIONER  
Petitioner Christopher Lagatare, et al. advised by: James E. Dyer  
Petitioner's Attorney Chairman, Zoning Plans Advisory Committee



March 10, 1988

Baltimore County Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204

To Whom It May Concern:

I would like to file an appeal to Mr. Haines' decision for case number 88-278-A.

Enclosed, please find my check for \$90.00.

Very truly yours,

*Christopher Lagatare*  
Christopher Lagatare

CL/mrp

Enclosure



Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3333

J. Robert Haines  
Zoning Commissioner

March 21, 1988

Baltimore County Board of Appeals  
Old Courthouse, Room #205  
Towson, Maryland 21204

RE: Petition for Zoning Variance  
SE/S Trenton Road, 370' NE of Trenton Church Road  
Jth Election District - 3rd Councilmanic District  
Christopher Lagatare - Petitioner  
Case No. 88-278-A

Dear Board:

Please be advised that on March 15, 1988 an appeal of the decision rendered in the above-referenced case was filed by the Petitioner, Christopher Lagatare. As you will notice, the date we received his appeal request was after the 30 day appeal period. However, the letter was mailed prior to the deadline and therefore, in a timely manner. All materials relative to the case are being forwarded herewith. Please notify all parties when a date and time for the appeal hearing has been scheduled.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner

JRH:bjs

cc: People's Counsel

File

Mr. Christopher Lagatare  
201 Cherry Hill Road  
Reisterstown, Maryland 21136

RECEIVED  
MAR 22 1988  
ZONING OFFICE



County Board of Appeals of Baltimore County

Room 315, County Office Building  
Towson, Maryland 21204  
(301) 494-3180

August 4, 1988

Mr. Christopher Lagatare  
201 Cherry Hill Road  
Reisterstown, MD 21136

RE: Case No. 88-278-A  
Christopher Lagatare

Dear Mr. Lagatare:

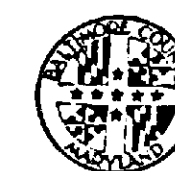
Enclosed is a copy of the final Opinion and Order issued this date by the County Board of Appeals in the subject case.

Sincerely,

*Kathleen C. Weidenhammer*  
Kathleen C. Weidenhammer  
Administrative Secretary

Encl.

cc: Mr. William Warner  
Phyllis Cole Friedman, Esquire  
P. David Fields  
James G. Howell  
J. Robert Haines  
Ann M. Nastarowicz  
James E. Dyer  
Docket Clerk - Zoning  
Arnold Jablon, County Attorney



County Board of Appeals of Baltimore County

Room 200 Court House  
Towson, Maryland 21204  
(301) 494-3180

June 30, 1988

RELOCATION

PLEASE NOTE:

Effective July 11, 1988, all cases scheduled to be heard before the County Board of Appeals in Hearing Room 218 of the Old Courthouse will be heard in ROOM 301, THIRD FLOOR, COUNTY OFFICE BUILDING (111 W. Chesapeake Avenue--across the street from the Old Courthouse). Scheduled date and time remain the same.

In addition, the administrative offices of the Board will relocate on Friday, July 1, 1988 to Room 315, County Office Building.

If you have any questions, please call 494-3180 (the telephone number will remain the same).

Kathleen C. Weidenhammer  
Administrative Secretary

APPEAL

Petition for Zoning Variance  
SE/S Trenton Road, 370' NE of Trenton Church Road  
(16609 Trenton Road)  
5th Election District - 3rd Councilmanic District  
Christopher Lagatare - Petitioner  
Case No. 88-278-A

Petition for Zoning Variance  
Description of Property  
Certificate of Posting  
Certificates of Publication  
Entry of Appearance of People's Counsel (None Submitted)  
Zoning Plans Advisory Committee Comments  
Director of Planning & Zoning Comments  
Petitioner's Comments: 1 - Plat of Property  
Zoning Commission's Order dated February 11, 1988  
Letter of Appeal received March 15, 1988 from Christopher Lagatare, Petitioner

Mr. Christopher Lagatare  
201 Cherry Hill Road, Reisterstown, Md. 21136  
Phyllis Cole Friedman, Esquire,  
People's Counsel of Baltimore County  
Rm. 223, Old Courthouse, Towson, Maryland 21204

Request Notification: P. David Fields, Director of Planning  
James Hoswell, Office of Planning & Zoning  
J. Robert Haines, Zoning Commissioner  
Ann M. Nastarowicz, Deputy Zoning Commissioner  
James E. Dyer, Zoning Supervisor  
Docket Clerk

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE  
January 12, 1988

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

ooo

Mr. Christopher Lagatare  
201 Cherry Hill Road  
Reisterstown, Maryland 21136

RE: Item No. 118 - Case No. 88-278-A  
Petitioner: Christopher Lagatare, et al  
Petition for Zoning Variance

Dear Mr. Lagatare:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:kbb  
Enclosures

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
Courts Building, Suite 405  
Towson, Maryland 21204  
494-3554

Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

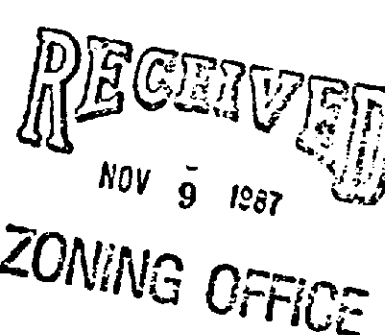
Dear Zoning Commissioner:

The Bureau of Traffic Engineering has no comments for items number 523, 107, 108, 109, 110, 111, 112, 115, 116, 118, and 119.

Very truly yours,

*Micheal S. Flanigan*  
Micheal S. Flanigan  
Traffic Engineer

MSF:sb



Baltimore County  
Fire Department  
Towson, Maryland 21204-2386  
494-4500

Paul H. Reincke  
Chief

October 16, 1987

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

Re: Property Owner: Christopher Lagatare, et al

Location: SE/S Trenton Road, 370' NE Trenton Church Road

Item No.: 118 Zoning Agenda: Meeting of 10/6/87

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- (x) 3. The vehicle dead end condition shown at 300 feet new dwelling EXCEEDS the maximum allowed by the Fire Department.
- (x) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Paul H. Reincke* Noted and Approved: *John F. Reincke*  
Fire Prevention Bureau  
Special Inspection Division  
\* Parhandle road to proposed lot shall be 16 feet in width and support 50,000 lb. fire apparatus.  
/31




10/2/87  
Date

Zoning Item # 118, Zoning Advisory Committee Meeting of October 4, 1987  
 Property Owner: Christopher Lagatara, et al  
 Location: SE15 Trenton Rd, 320' NE Trenton Church Rd District 5  
 Water Supply private Sewage Disposal private  
 COMMENTS ARE AS FOLLOWS:

- REMARKS ARE AS FOLLOWS:
- ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
  - ( ) Prior to new installation/s of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation/s before work begins.
  - ( ) A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
  - ( ) A permit to construct from the Bureau of Air Quality Management is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
  - ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
  - ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 494-3811.
  - ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
  - ( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
  - ( ) Prior to razing of existing structure/s, petitioner must contact the Division of Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3775.
  - ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 494-3768.
  - (✓) Soil percolation tests, have been X, must be     , conducted.
    - (✓) The results are valid until September 4, 1990.
    - ( ) Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
  - (✓) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
  - ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
    - ( ) shall be valid until                     .
    - ( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
  - (✓) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
  - ( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
  - (✓) Others Foundation of proposed house may be no closer than 20 feet to designated sewage disposal area.

Karen M. Sherrey



Room 200 Court House  
Towson, Maryland 21204  
(301) 494-3180

NOTICE OF ASSIGNMENT

CASE NO. 88-278-A

CHRISTOPHER LAGATARE

SE/s Trenton Rd., 370' NE of Trenton  
Church Rd.  
(16609 Trenton Road,

5th Election District

### Variance - Setbacks & Accessory Structures

2/11/88 - Z.C. Granted Part; Denied Part

ASSIGNED FOR:

THURSDAY, JULY 14, 1988, at 10 a.m.

CC: Christopher Lagatare

Appellant

William Warner

Phyllis C. Friedman

People's Counsel

P. David Fields

Office of Planning

James Hoswell

19 21

J. Robert Haines

Office of Zoning

Ann Nastarowicz

11                      11                      11

James E. Dyer

11 11 11

~~Docket Clerk~~

11                      12                      13

June Holmen, Secretary

RECEIVED  
APR 17 1969  
ZONING OFFICE